

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 30	DATE AUG - 4 2009																																								
ADDRESS OF PREMISES		1201 Eye St., NW 1201 Eye St., NW Washington, DC 20005																																									
<p>THIS AGREEMENT, made and entered into this date by and between</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> whose address is: </div> <div style="width: 65%;"> 1201 Eye Street, NW Associates, LLC c/o Piedmont Office Realty Trust, Inc. 6200 The Corners Parkway Norcross, GA 30092-3365 </div> </div> <p>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is hereby amended effective July 16, 2006 as follows:</p> <p>This SLA is being issued to correct the rent increases shown in SLA Nos. 23 & 27. Per the SF2, for years 1 through 4 the base annual rent should reflect \$8,209,920.00 and years 5 through 7 should be \$8,785,920.00. During years 1 through 4, this lease received CPI escalations which caused the annual rent to increase from \$8,209,920.00 to \$8,383,953.12. Erroneously, the 2006 CPI was processed before the 5th year rent increase, which caused the annual rent to be short of \$61,777.99. This correction was made in SLA #27 and the Lessor was paid a lump sum. After further review of this lease, it was discovered that the rent increase should have been escalated on the original annual rent of \$8,209,920.00, excluding the CPI escalations processed in Years 1 through 4. As a result, the Lessor is entitled to a one-time lump sum payment in amount of \$368,983.31 for the shortage in the rent increase. Based on this correction, GSA and the Lessor are in agreement that the rental increase shall be in the amount of \$112,255.13 and the new annual rent should reflect \$9,088,782.83.</p> <p>Interest in the amount of \$21,784.71 will be added to the one-time lump sum payment for a total lump sum payment of \$390,768.02. The lump sum payment of \$368,983.31 and interest amount of \$21,784.71 cover the period of July 16, 2006 through June 30, 2009.</p> <p>This constitutes settlement in full for operating cost escalations and base annual rent increases due under this lease to date.</p>																																											
CORRECT INFORMATION <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Present Annual Rent (Includes 2006 CPI)</td> <td style="text-align: right;">\$8,976,527.70</td> </tr> <tr> <td>Additional Rent Increase (per SF2)</td> <td style="text-align: right;">\$112,255.13</td> </tr> <tr> <td>New Annual Rent</td> <td style="text-align: right; border-top: 1px solid black;">\$9,088,782.83</td> </tr> </table>				Present Annual Rent (Includes 2006 CPI)	\$8,976,527.70	Additional Rent Increase (per SF2)	\$112,255.13	New Annual Rent	\$9,088,782.83																																		
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<p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>																																											
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